



PROJECT DESCRIPTION

The proposed commercial development at 17395 Monterey Road includes two levels of gallery spaces and lounge. The project aims to provide Downtown Morgan Hill with gathering spaces in which public can meet and enjoy works of art. It is situated at the southwest corner of the intersection of Monterey Road and 2nd St. in the heart of downtown. The site is immediately surrounded by local businesses, with residential neighborhoods located to the west along 2nd St.

The project uses the vernacular architecture of Morgan Hill. The material palette of natural wood, precast concrete, expansive glass, and metal elements aims to reflect locally used materials.

In accordance with Resolution No. 6640, non-office commercial land uses located in the Downtown Specific Plan are exempt from requirements. As such, no parking will be provided on premises.

PROJECT DATA

Site Information		
Downtown Specific Plan	Block 11	
Zoning Designation	CBD Central Business District	
General Plan Land Use	CBD Mixed Use	
	Acres	S.F.
Total Site Area	0.115	5,000

Floor Area by Level	Gross S.F.
First Floor	3,100
Second Floor	3,500
Total Building Area (Gross)	6,600

Floor Area by Occupancy	Net S.F.
Gallery	4,600
Total Indoor Area (Net)	4,600
Other	Net S.F.
Entry Patio	111
Outdoor Patio	165
Balcony	146
Total Outdoor Area (Net)	422

Parking Required		
Gallery (Retail)	2.8 per 1000 S.F. *	13 Spaces
Total		13 Spaces
* Parking Requirement per Morgan Hill D.S.P.		
Total Parking Required per Resolution No. 6640		0 Spaces
Parking Provided		0 Spaces

Zoning Compliance per CBD		
	Required	Provided
Lot Area	3,500 S.F. min	5,000 s.f.
Lot Width	40' min	40'
Lot Depth	80' min	125'
Front Setback	0' min, 10' max	0'
Side Setback	0' min	0'
Rear Setback	0' min	20' (access easement)
Building Height (to top plate)	45' max	40'
Number of Floors	2 min, 3 max	2
First Floor Ceiling Height	14' min	14'

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A8-2	DESIGN GUIDELINES
A8-3	DESIGN GUIDELINES

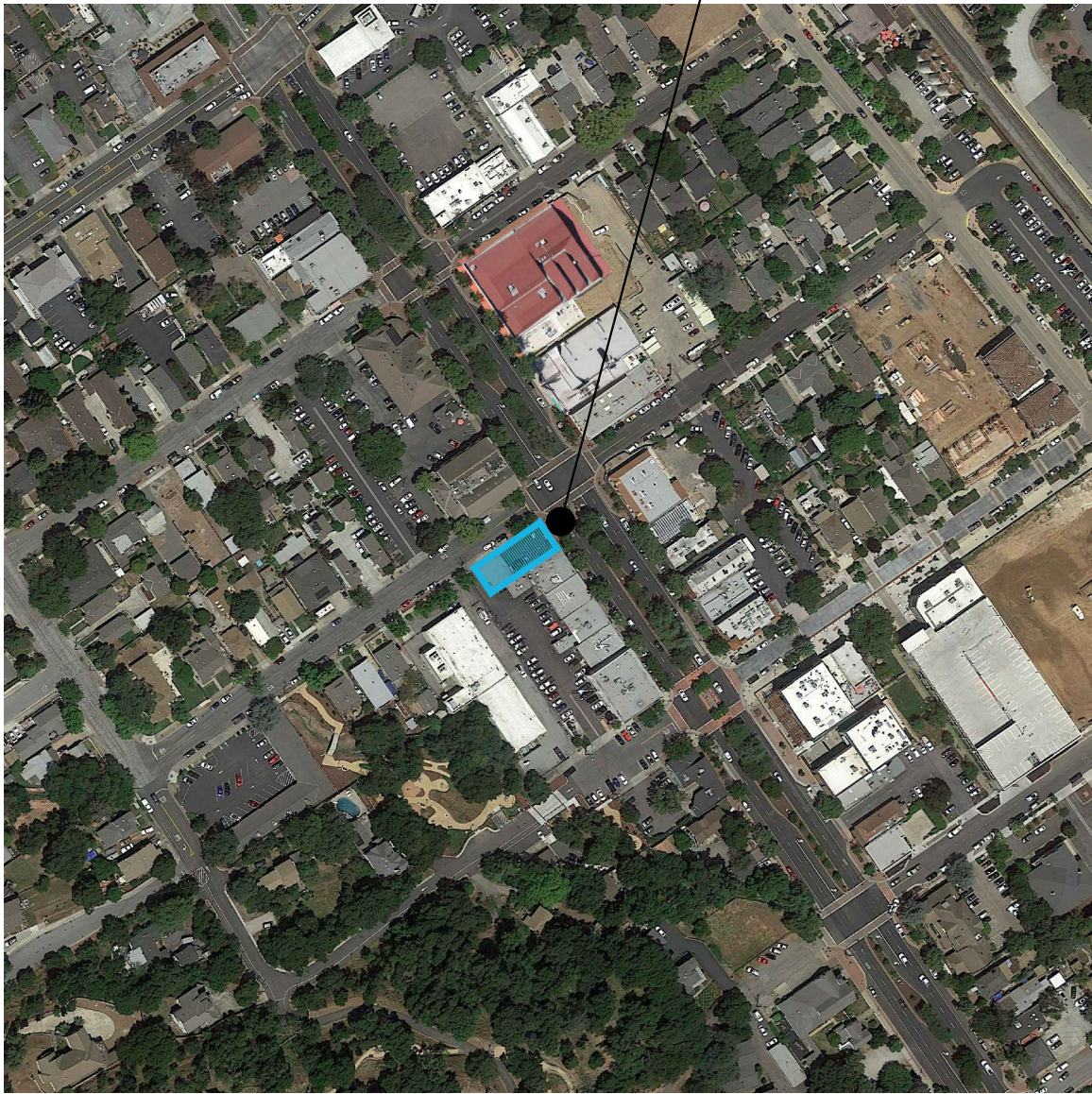
PROJECT BY

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DESIGN TEAM

ARCHITECT:	MARK OBERHOLZER
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	MOBERHOLZER@KTGY.COM

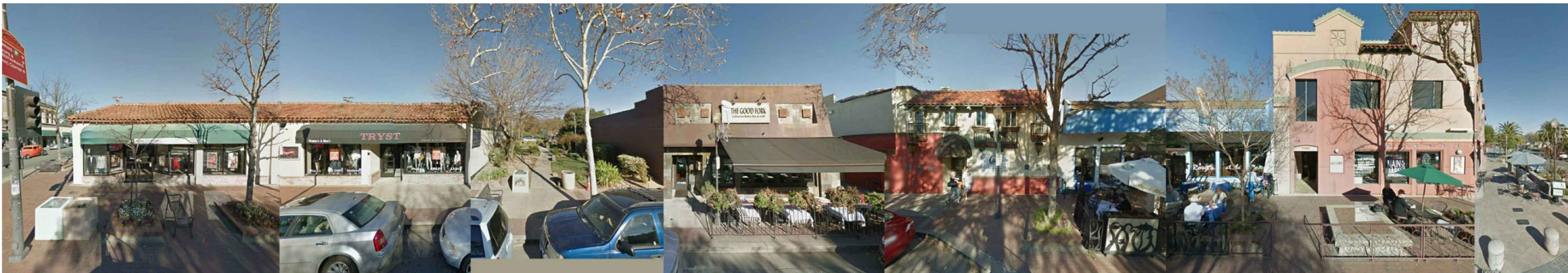
PROJECT LOCATION



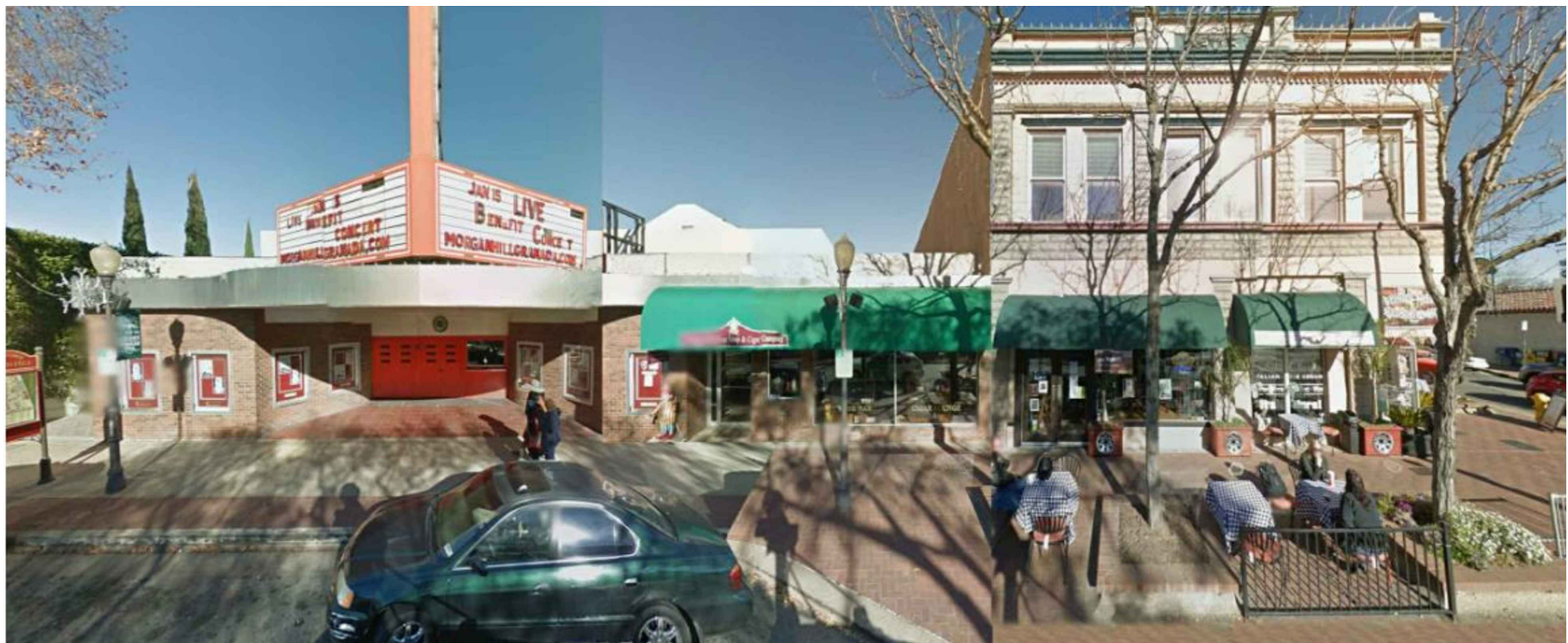
VICINITY MAP NTS



A - NORTH ALONG MONTEREY RD.
- APPROVED GRANADA HOTEL



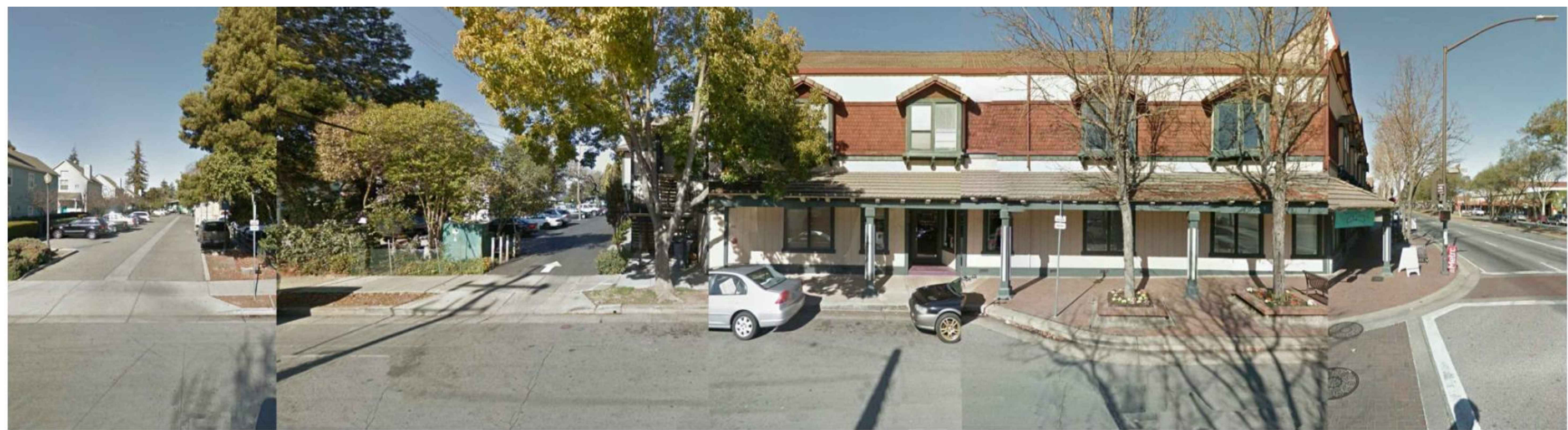
C - ACROSS MONTEREY RD.
- MISCELLANEOUS BUSINESSES



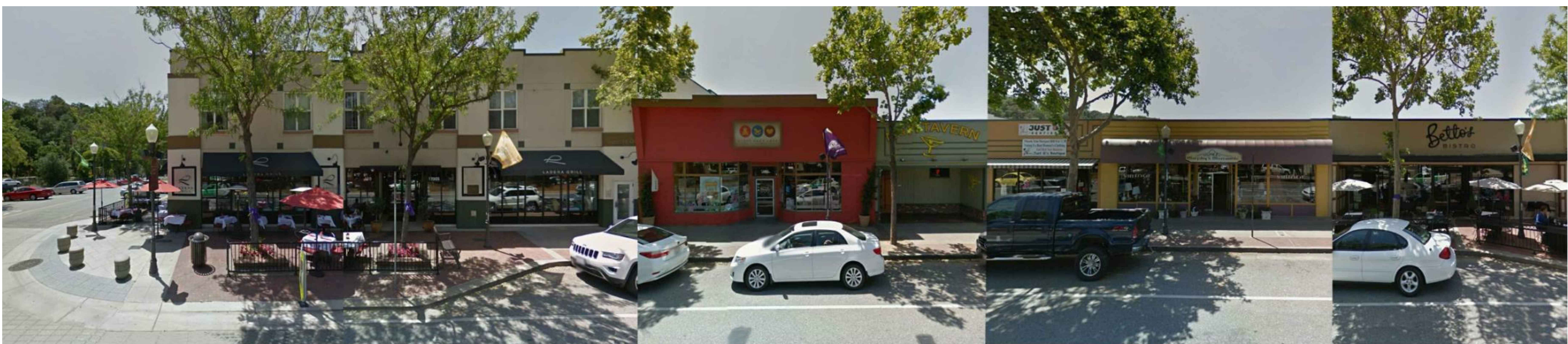
B - OPPOSITE CORNER
- HISTORIC GRANADA THEATER & OFFICES / BUSINESSES



D. NORTH ALONG MONTEREY RD.
- MISCELLANEOUS OFFICES / BUSINESSES, RESTAURANT & OFFICE BUILDING



E. ACROSS W. 2ND ST.
- RESIDENTIAL NEIGHBORHOOD, ALLEY, PARKING & MISCELLANEOUS OFFICE / BUSINESS BUILDING



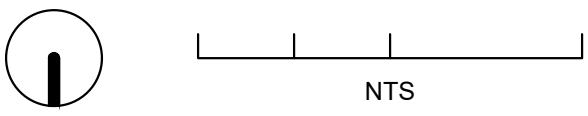
F. SOUTH ALONG MONTEREY RD.
- RESTAURANT / GRILL, BUSINESSE, BAR & RESTAURANT / BISTRO



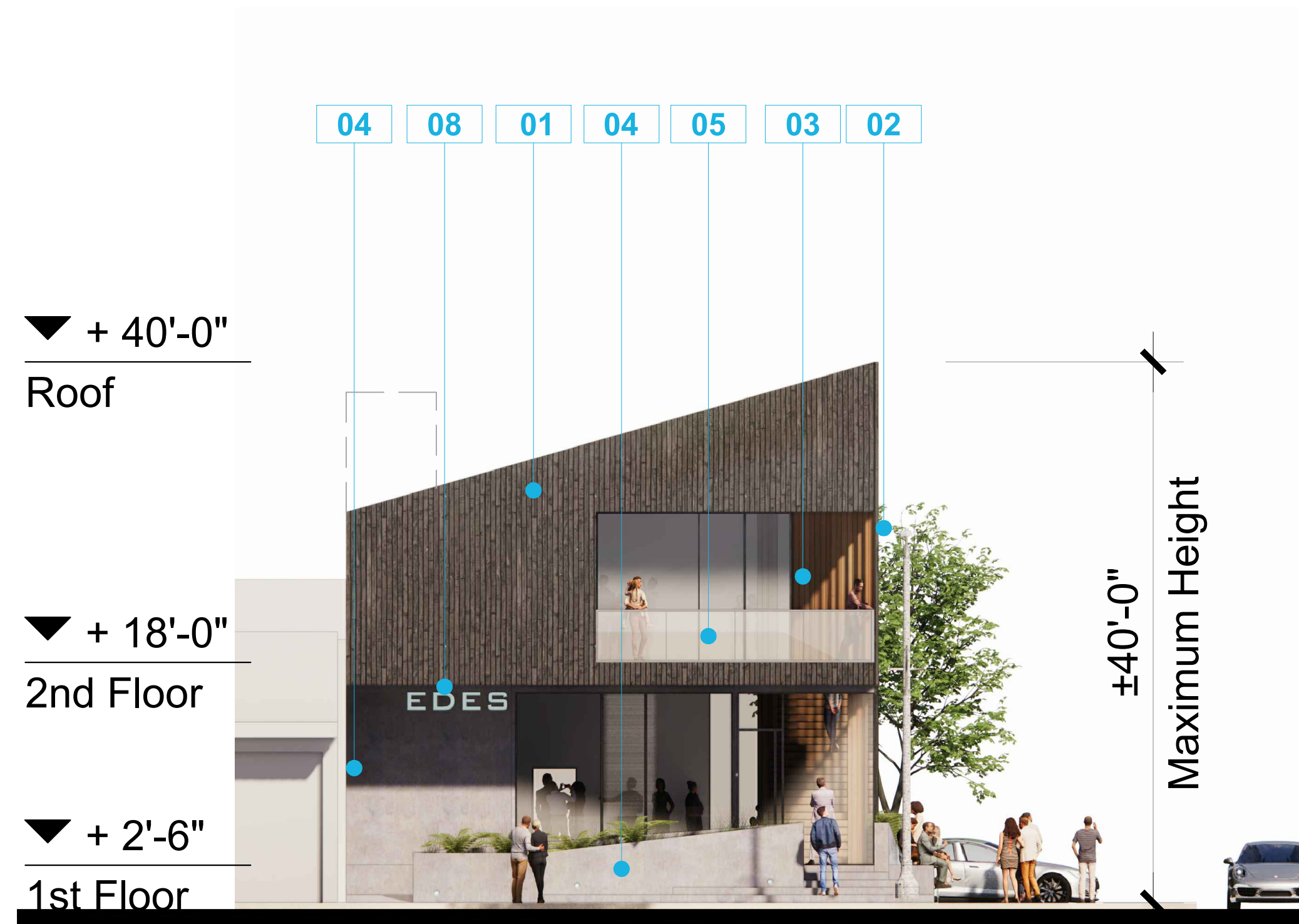
GOOGLE EARTH // MORGAN HILL , CA



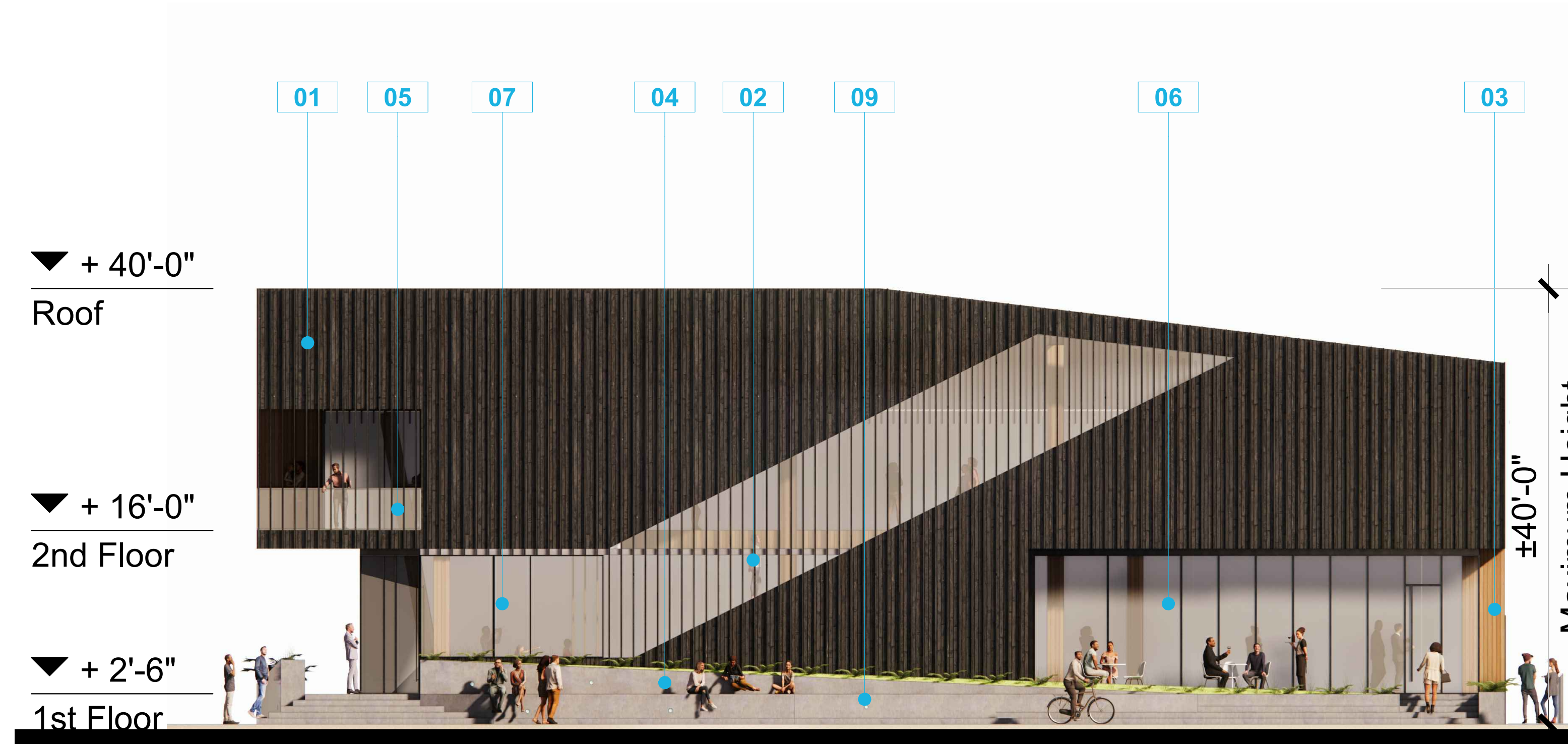
2ND ST + MONTEREY RD
MORGAN HILL, CA



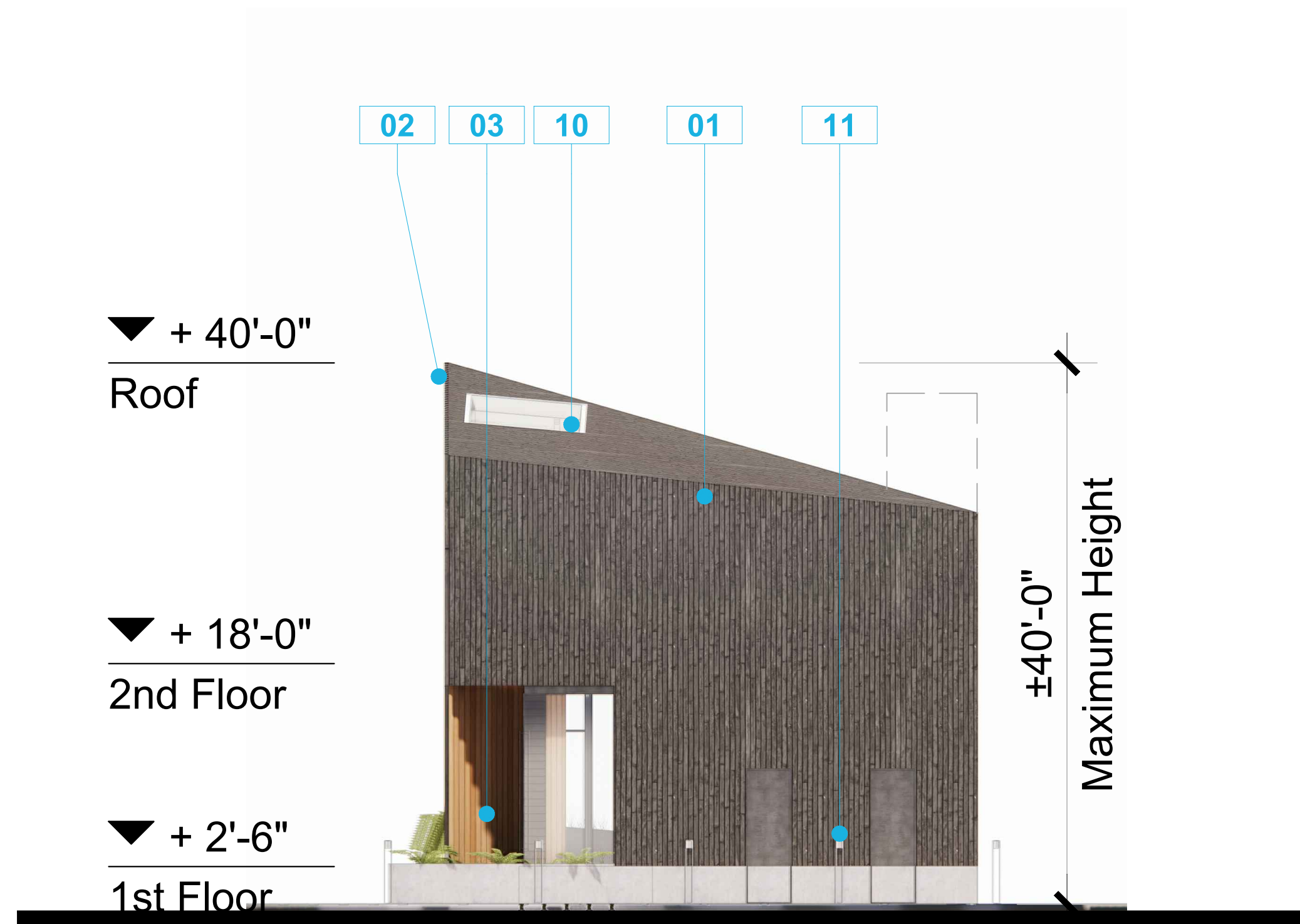
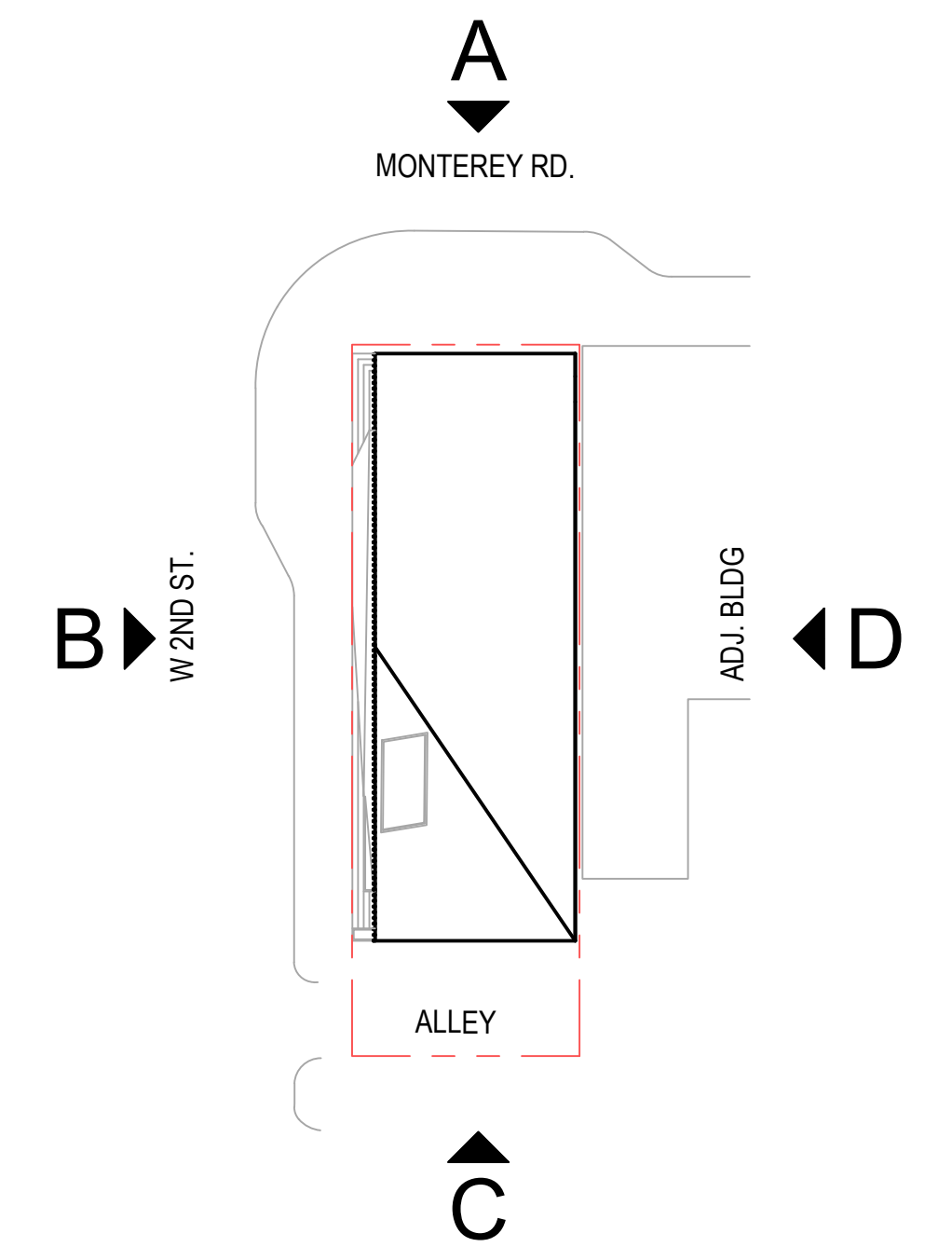
SITE AERIAL VIEW
SITE CONTEXT



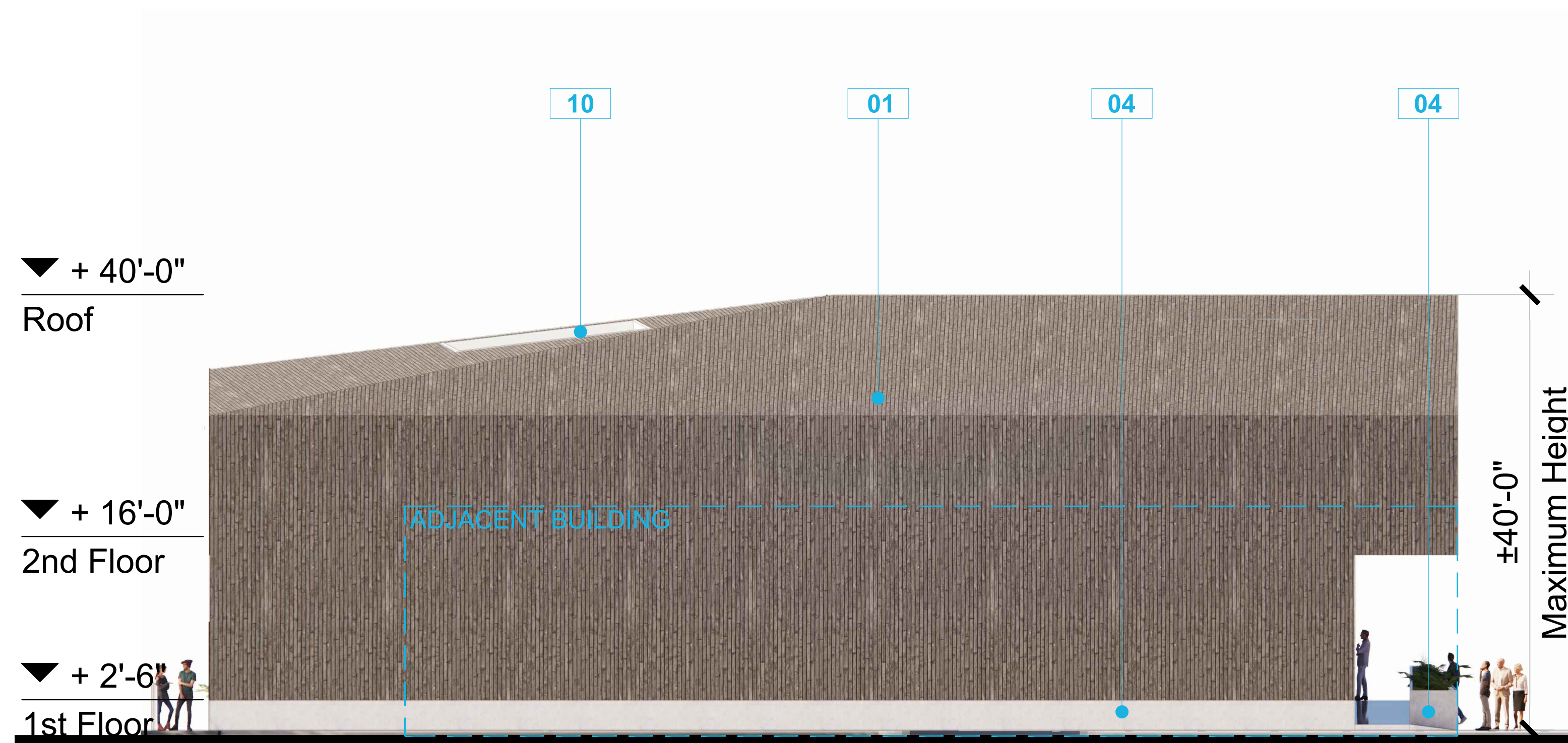
ELEVATION 'A' EAST



ELEVATION 'B' NORTH



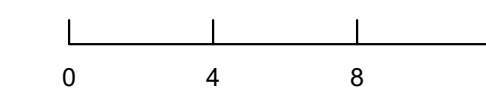
ELEVATION 'C' WEST



ELEVATION 'D' SOUTH

CALLOUT LEGEND

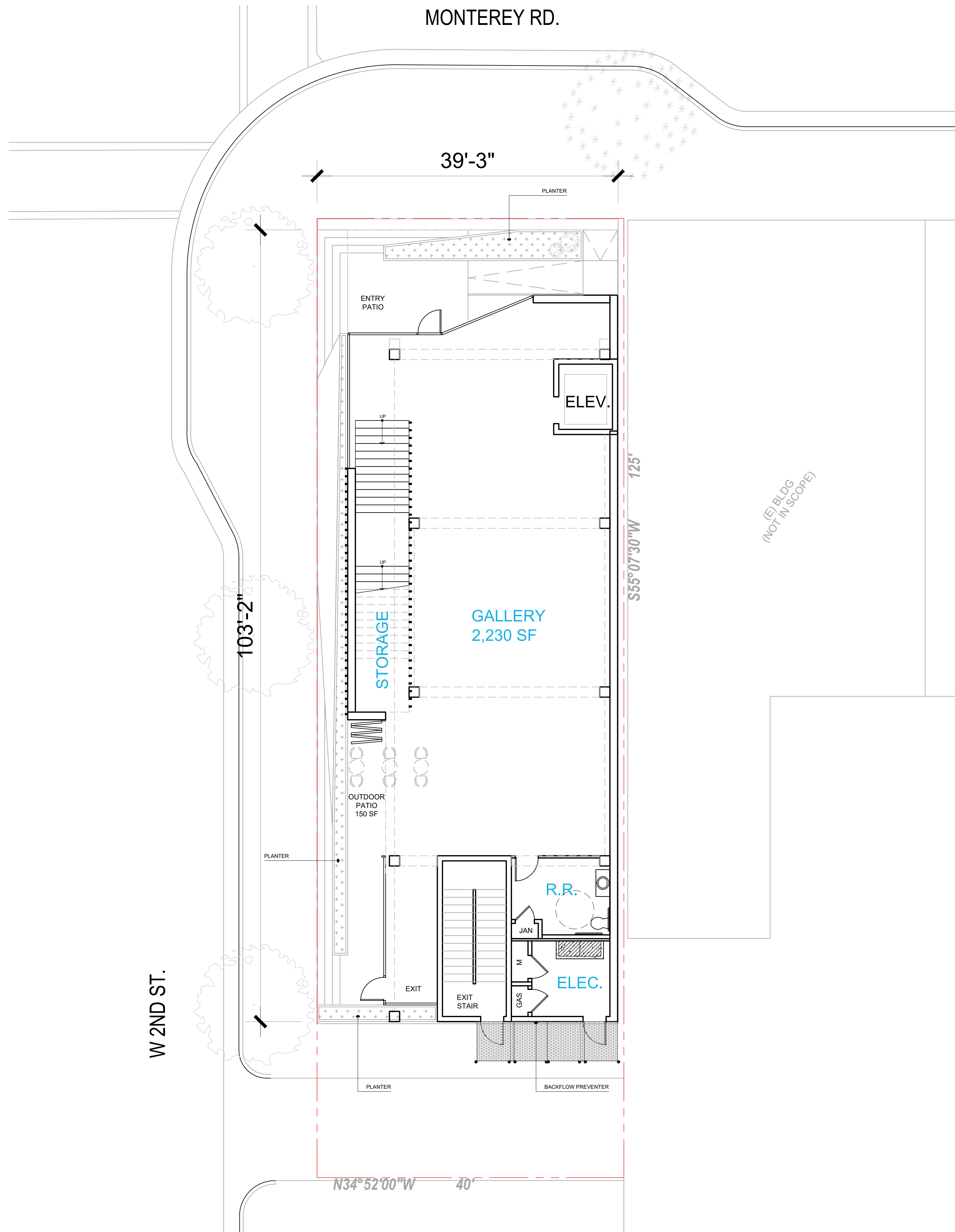
- 01 WOOD // 01
- 02 WOOD // 02
- 03 WOOD // 03
- 04 CONCRETE
- 05 GLASS RAILING
- 06 STOREFRONT
- 07 GLAZING
- 08 SIGNAGE
- 09 LIGHTING
- 10 SKY LIGHT
- 11 BOLLARD



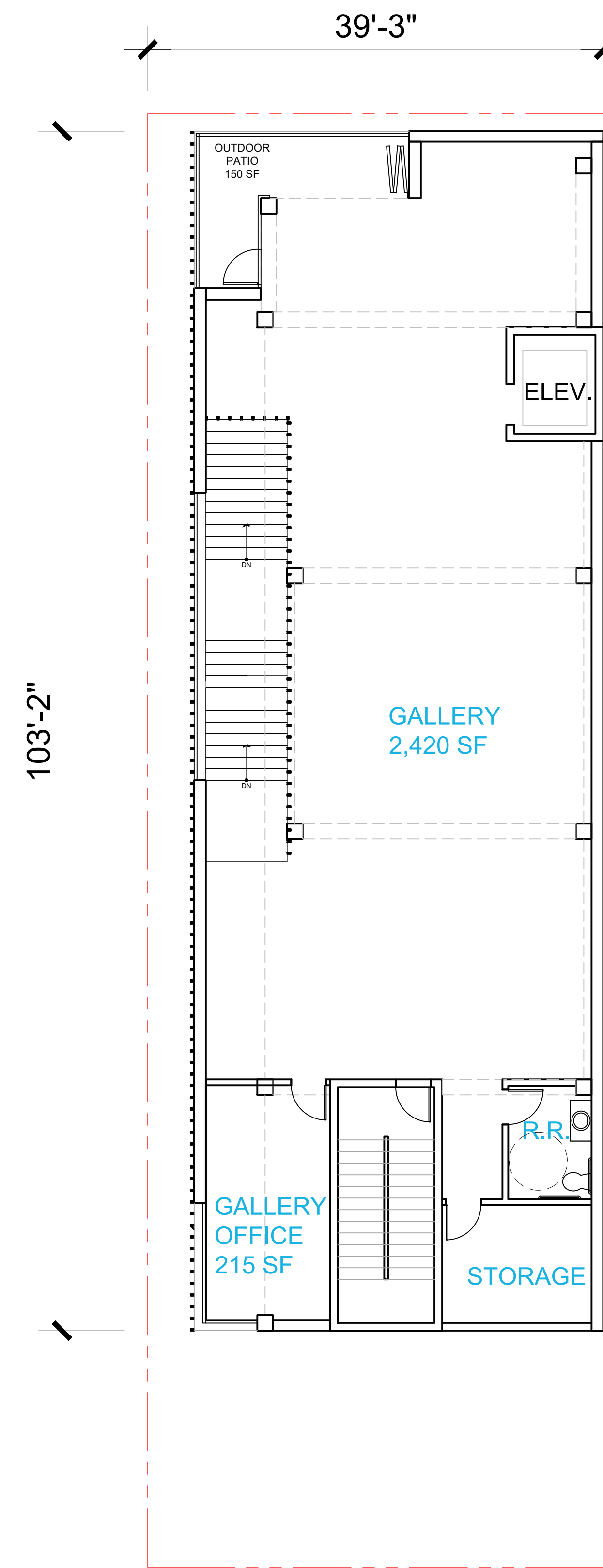
BUILDING ELEVATIONS
WEST AND SOUTH

A2-0

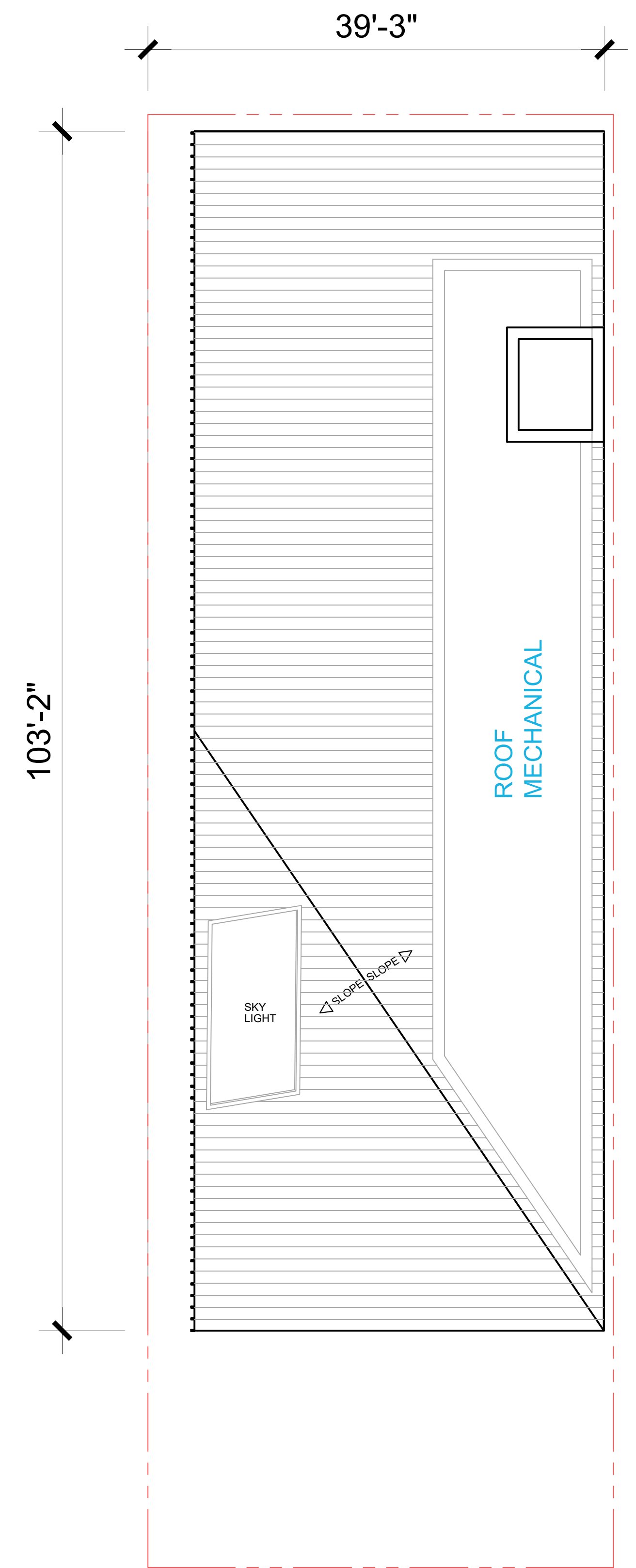
2020-10/26



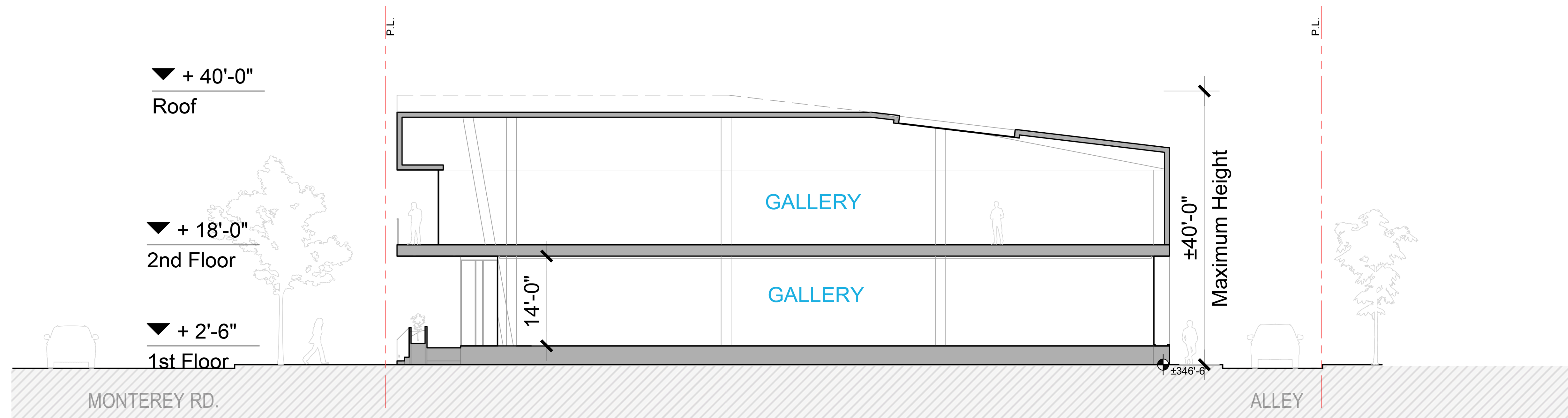
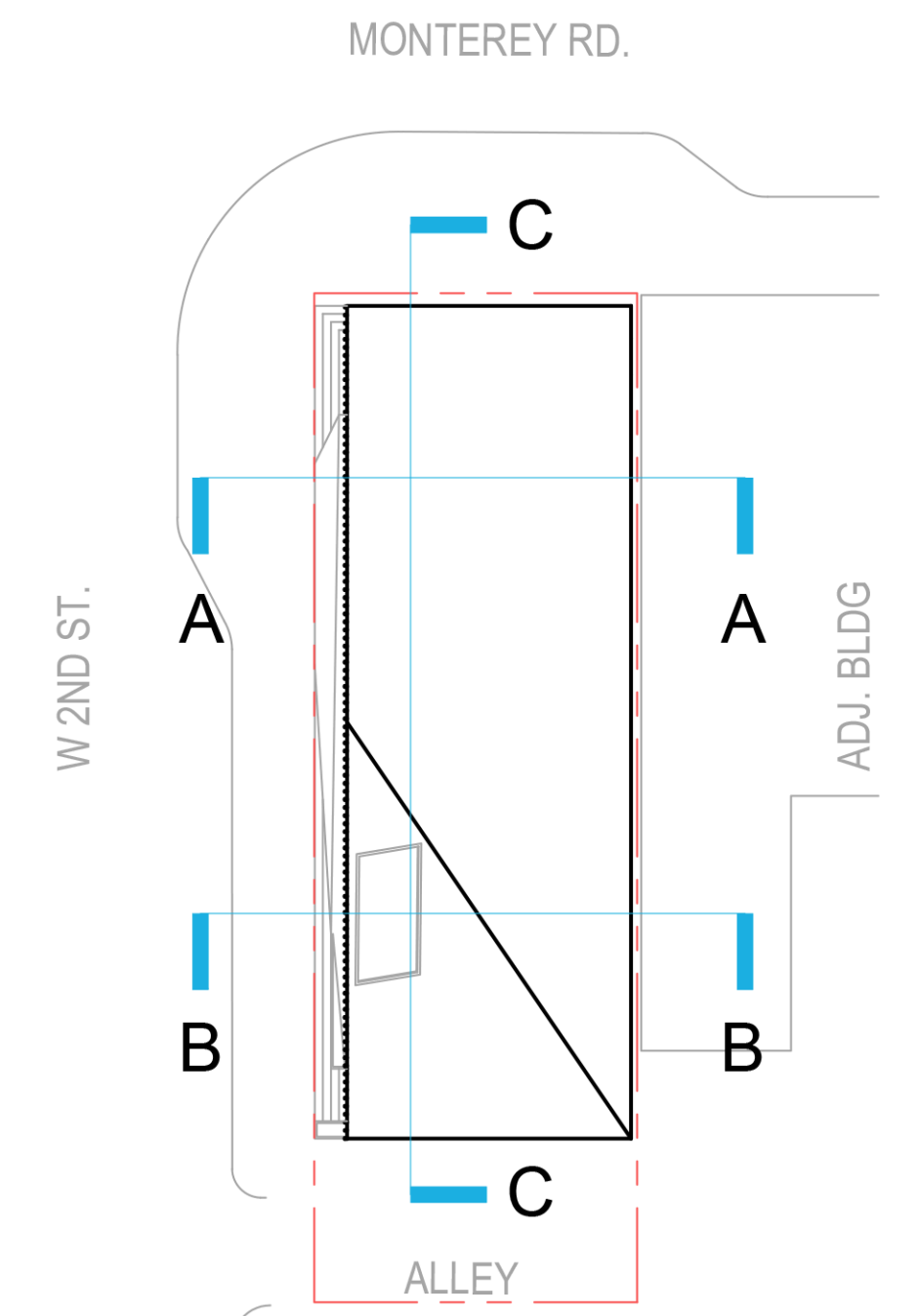
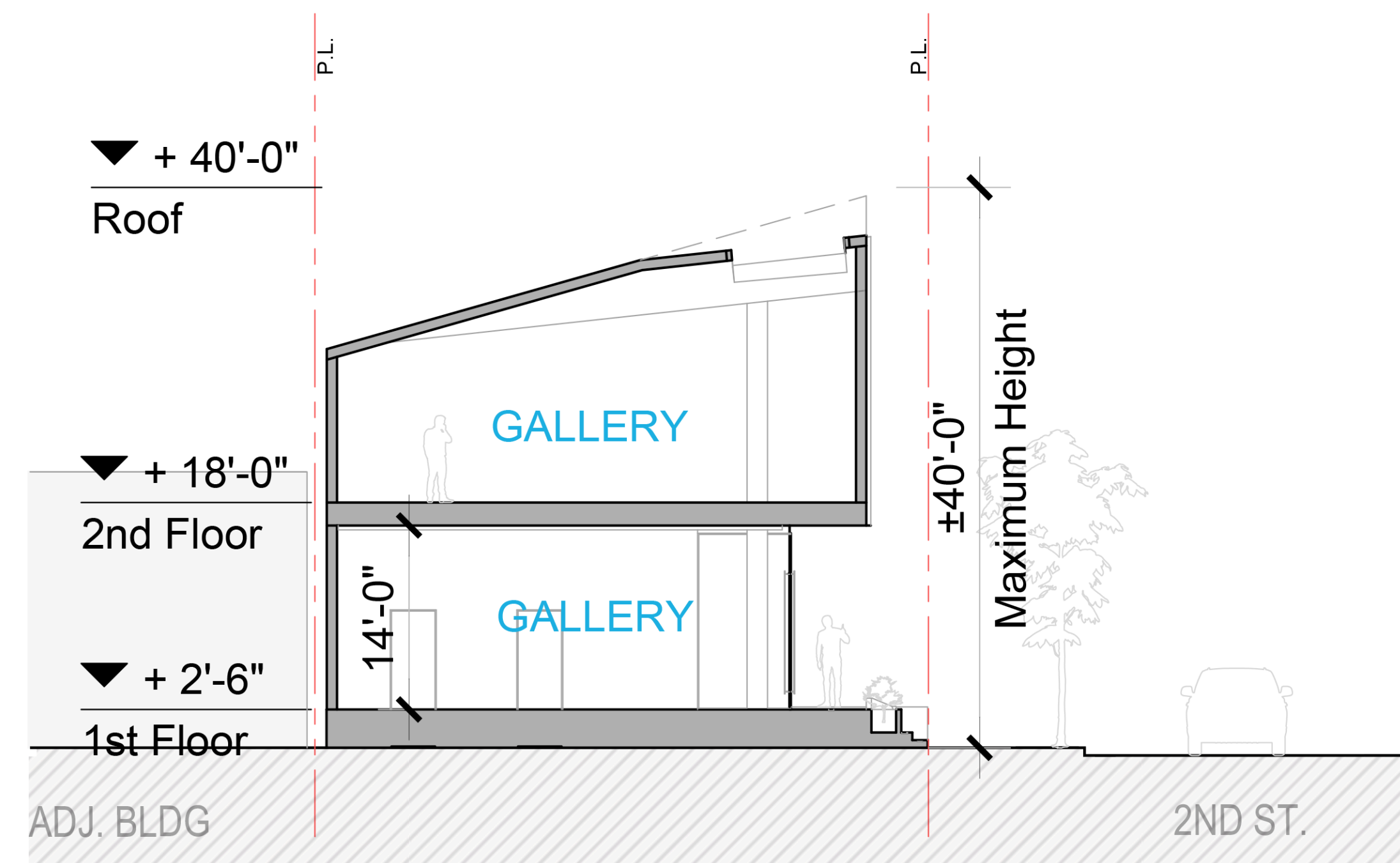
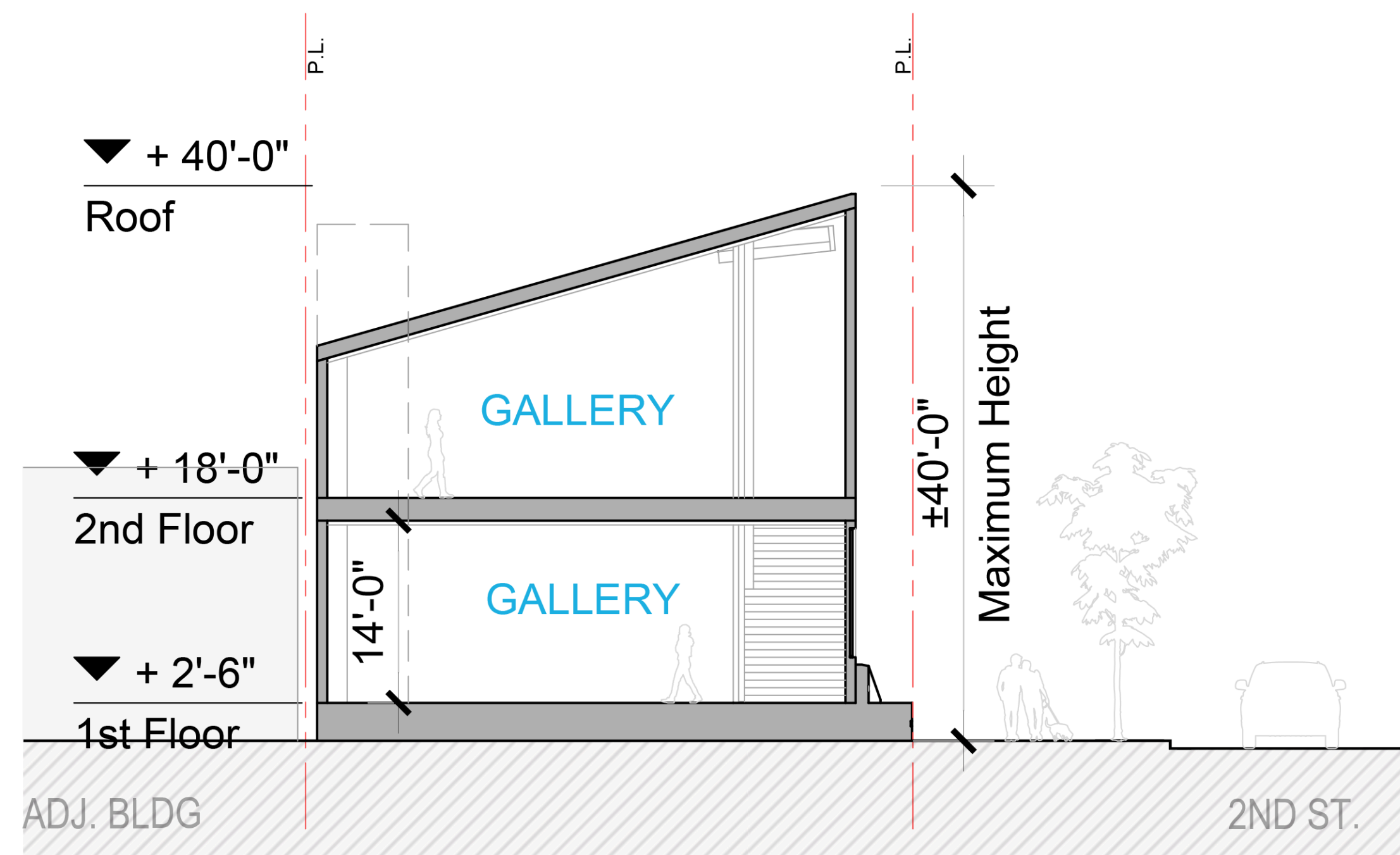
GROUND LEVEL

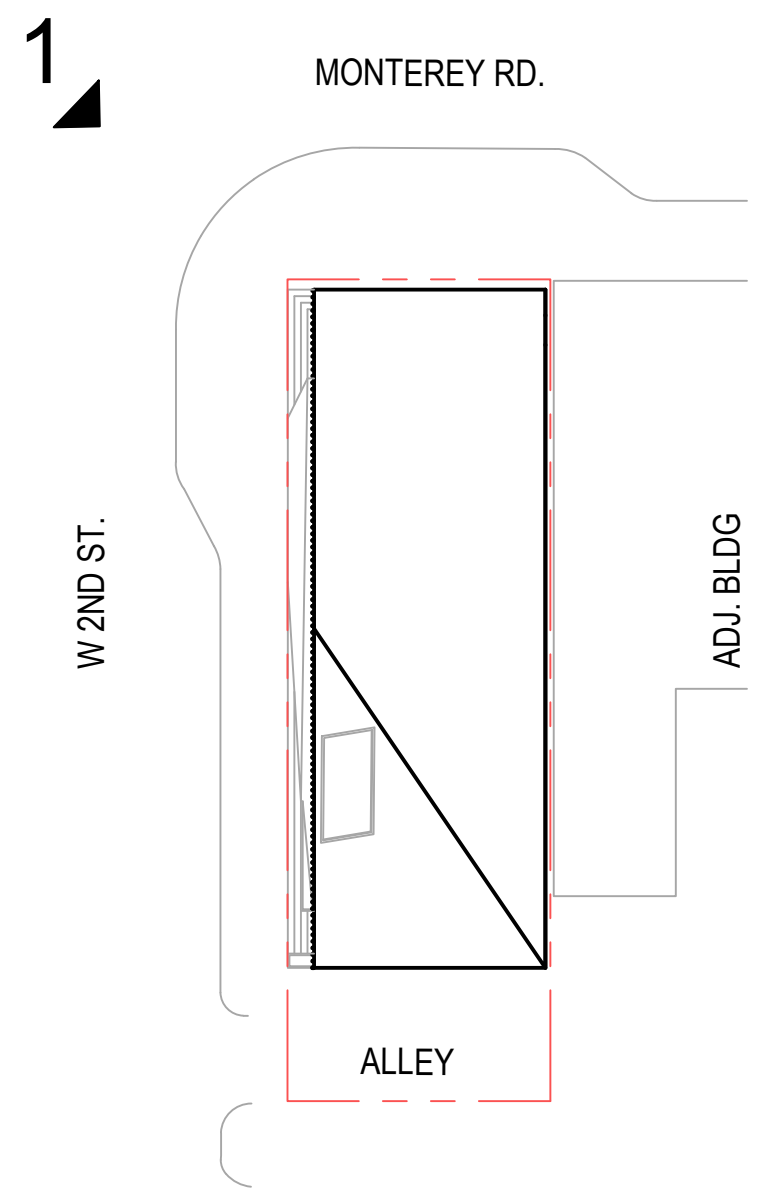


LEVEL 2



ROOF





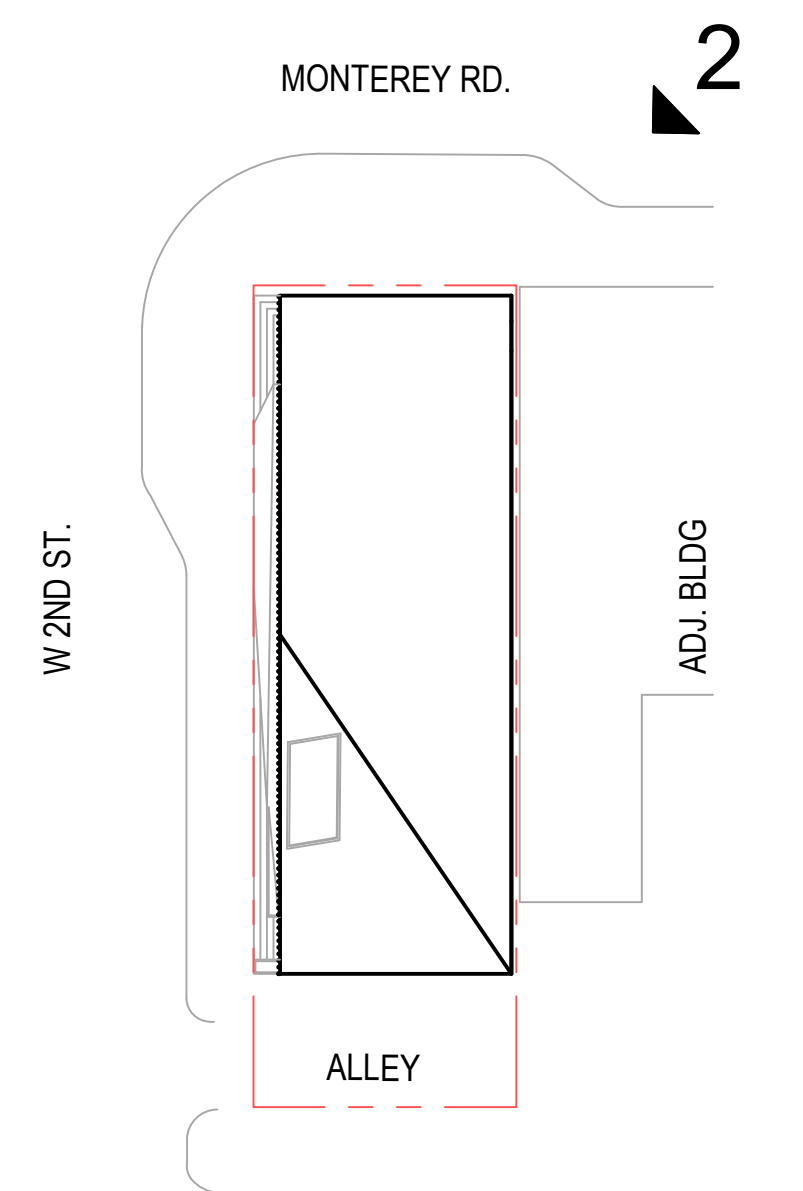
1 - NORTH VIEW : DAY RENDER



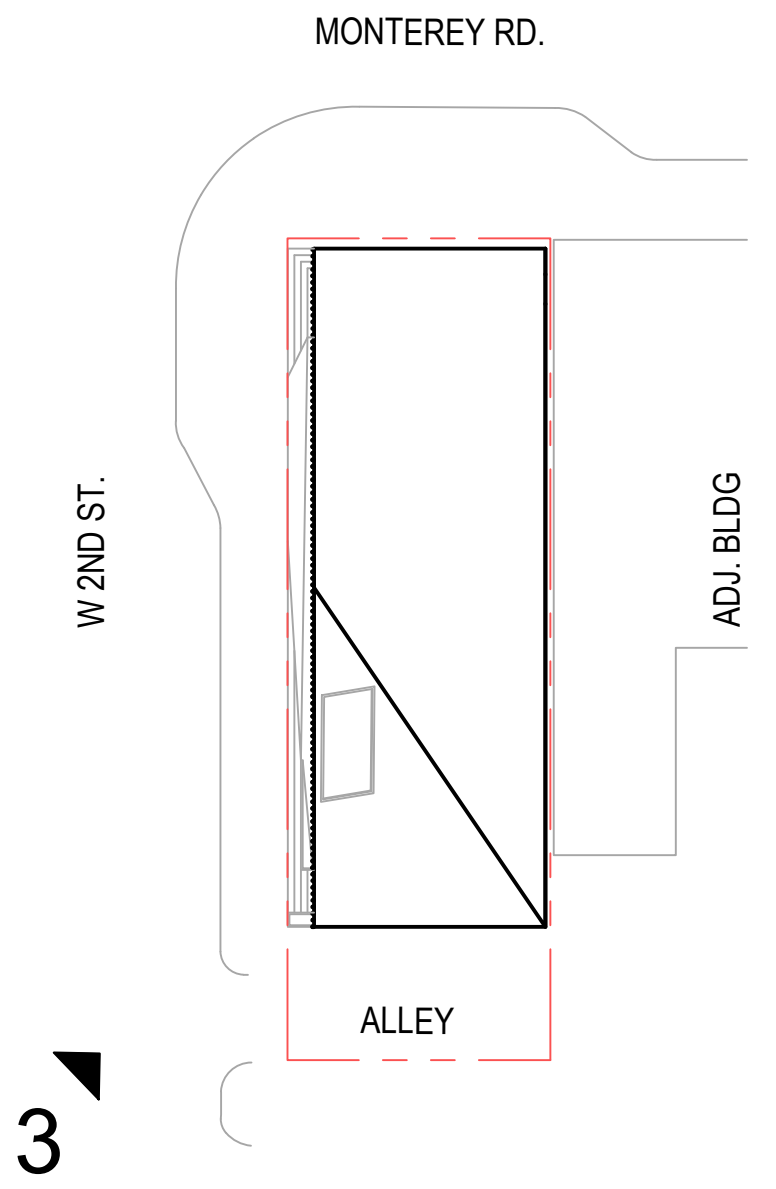
1 - NORTH VIEW - NIGHT RENDER



2 - EAST VIEW : DAY RENDER



2 - EAST VIEW - NIGHT RENDER



3 - WEST VIEW : DAY RENDER



3 - WEST VIEW - NIGHT RENDER

MORGAN HILL DOWNTOWN SPECIFIC PLAN			
CHAPTER 5: DESIGN GUIDELINES COMPLIANCE MATRIX			
Basic Design Principals	1	Buildings should reflect the character of Downtown Morgan Hill.	In terms of architectural style, the building is clearly a contemporary building of its time. It is designed to reflect the character of Downtown Morgan Hill in a compatible, yet respectful way. The building repeats the small retail scale predominant in Downtown, and is articulated in high quality, architectural details in the same way (though not the same style) as surrounding retail buildings.
	2	Buildings along Monterey Road and Third Street should be designed in an architectural style compatible with traditional Main Street buildings.	Aspects of the design of the building which are compatible with traditional Main Street buildings are large ground floor display windows, deep set windows and balcony, and decorative (textural) architectural details.
	3	Structures and landscaping on neighborhood streets west of Monterey Road (i.e. West First, Second, Third, Fourth and Fifth Streets) should be visually compatible with the existing small-scale residential character of the areas.	The roofline of the proposed building is highest on the corner of 2nd and Monterey, emphasizing the retail corner. Along Monterey, the roofline drops to match the scale of the existing one story retail. Along 2nd Street, the roofline also drops lower away from the corner to acknowledge the lower scale of the nearby residential neighborhood.
	4	Buildings should provide a visual continuity of display windows along with architectural and landscape details to provide an interesting environment for pedestrians.	The primary focus of the Monterey façade is tall, vertically proportioned storefront glazing. This glazing also makes of a significant portion of the 2nd Street façade, extending the retail "feel" along 2nd Street per the Downtown Specific Plan, and creating the opportunity for two retail tenants to occupy this building in the future.
	5	Each structure should be uniquely designed for Downtown Morgan Hill.	The design of the building, though contemporary in spirit, is intended to be site specific to Morgan Hill - filling in a vacant gap in the retail streetscape with a building with generous retail storefront glazing. The roof form of the building which encloses the second floor was designed specially to transition the scale between the adjacent one-store retail building adjacent to the site with the two story, gabled building across 2nd Street.
	6	Signage should be appropriate to location and building character.	Currently the only proposed signage is a small scale building mounted sign.
	7	All buildings and remodelings should utilize high quality materials and craftsmanship.	The design of this small building includes careful architectural detailing utilizing high quality materials of natural charater. This building is attempts to match the high quality of nearby existing historical buildings that create the character and texture of Downtown Morgan Hill.
	8	All streets should be designed to balance safety and aesthetics.	The streetscape for this project is intended to create a free-flowing pedestrian experience that opens up and clears unsightly right-of-way equipment as much as possible. Applicant will work with City staff to determine feasibility of relocating equipment in the right of way.

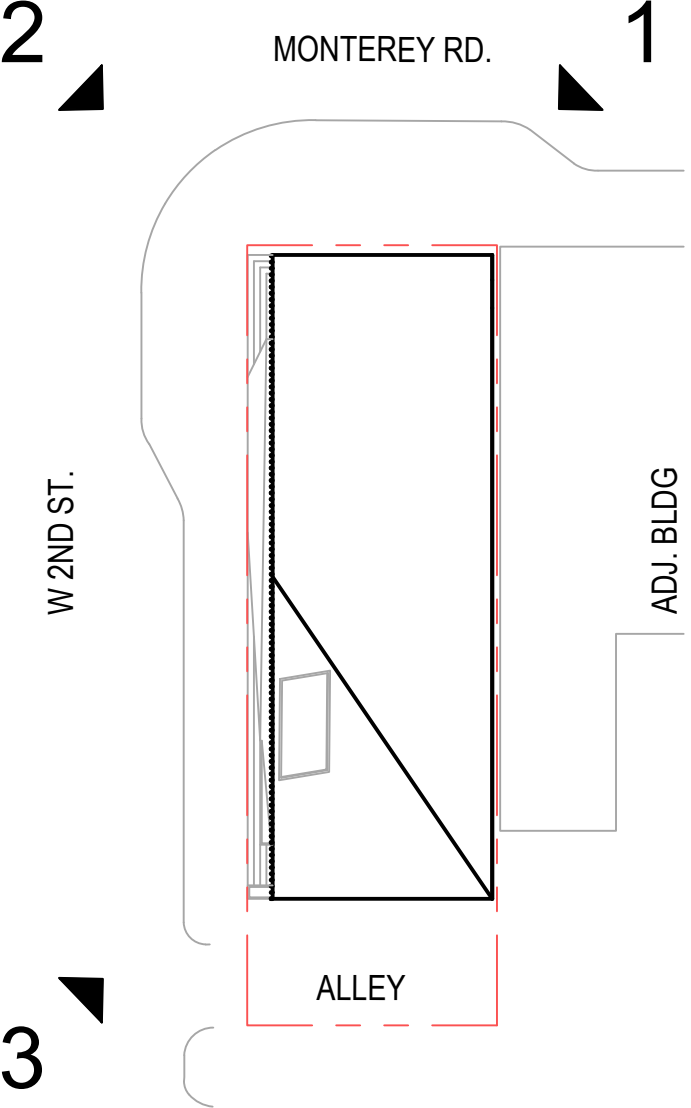
MORGAN HILL DOWNTOWN SPECIFIC PLAN				
CHAPTER 5: DESIGN GUIDELINES COMPLIANCE MATRIX				
Section		Guideline	Compliance	Note
A. All Building Facades	DG-A1	Construct buildings with both solid surfaces and window openings.	YES	Solid wall surfaces and window openings are carefully balanced to provide architectural articulation. At the same time, storefront glazing is provided on both street frontages to integrate with the retail character of the district as well as provide long term flexibility for future retail tenant subdivision in the future.
	DG-A2	Provide distinctions between each floor.	YES	Floor division clearly marked by volumetric changes created by recessing storefront glazing.
	DG-A3	Design external stairways to complement the buildings	YES	In order to raise the ground floor above flood plain elevation, the floor level has been raised approximately 30". Broad exterior steps are integrated with an accessible ramp and planters to form an architectural "plinth" that the building sits upon.
	DG-A4	Design the sides and rear of buildings to complement the front façade.	YES	All three sides of the building (the fourth being adjacent to an existing wall) have the same architectural design.
	DG-A5	Shutters should be designed to enclose the entire window or door.	N/A	
	DG-A6	Building modifications should use the same materials, detail, and color as the rest of the building	N/A	
	DG-A7	Limit the number of building materials used on the façade.	YES	Three materials make up the entire building: vertical wood siding, extensive clear glazing and architectural, trowel-finished concrete.
	DG-A8	Use appropriate materials.	YES	High quality architectural, trowel-finish concrete provides a high-quality, durable finish, and wood siding is a vernacular material with natural character.
	DG-A9	Avoid inappropriate materials.	YES	No rough, unfinished, or artificial materials are proposed.
	DG-A10	Changes in material should generally occur when there is a change in the plane of the façade.	YES	Material changes are tied to volumetric plane changes throughout the building.
	DG-A11	Facades should have finishes and colors similar to those found on traditional buildings in Morgan Hill.	YES	The proposed materials are contemporary applications of traditional materials prevalent in Morgan Hill.
	DG-A12	The natural colors of brick and stone material should be maintained.	N/A	
	DG-A13	Muted and soft colors are encouraged.	YES	The are no applied colors to the building, only the muted, natural color of materials.
	DG-A14	Limit the number of colors used on facades.	YES	Two tones of wood siding are proposed.
	DG-A15	Window openings should have vertical orientation and proportion.	YES	All windows opening and storefront mullions have vertical orientation / proportion.
	DG-A16	Basic and simple window shapes are encouraged.	YES	Windows are simply designed to avoid drawing attention to themselves; instead allowing pedestrians to see into the ground floor of the building.
	DG-A17	Follow the Secretary of the Interior's standards when renovating or modifying historic buildings.	N/A	
B. Mixed-Use Building Facades (CBD Zoning District)	DG-B1	Design Articulated Facades.	YES	Articulation is provided in three ways: 1. The building is divided architecturally into a Base, Middle and Top. 2. Large scale recessed break up the volume of the building. 3. Areas of smooth architectural concrete contrast with textural wood siding.
	DG-B2	Provide ground-floor storefront windows and vertically oriented upper-floor windows	YES	All large ground floor storefront glazing is divided into vertical oriented mullions, as are the second floor areas of glazing.
	DG-B3	Emphasize display windows and storefront entries	YES	Storefront display windows are the main focus of this building, intended to be a background for the art gallery (and any other future uses) inside.

MORGAN HILL DOWNTOWN SPECIFIC PLAN				
CHAPTER 5: DESIGN GUIDELINES COMPLIANCE MATRIX				
Section		Guideline	Compliance	Note
	DG-B4	Create a continuous street wall.	YES	Building contributes to a continuous streetwall, except that the front wall is recessed to accommodate a ramp for accessibility.
	DG-B5	Design storefronts with traditional "Main Street" elements.		
	DG-B6	Provide architectural details to enhance the visual interest of facades.	YES	There are large scale details such as the storefront glazing that steps along with the internal stairs to add interest and encourage pedestrians to enter the building, as well as small-scale details, such as the delicate wood screening elements that cover one side of the corner balcony.
	DG-B7	Building articulation features are encouraged.	YES	Inset storefront glazing and balcony creates volumetric articulation, enhances by textural changes between the two dominant architectural materials utilized on the exterior.
	DG-B8	Provide special accent design elements for corner buildings.	YES	The corner on this key retail corner is emphasized with a recessed enty at ground level, and a dramatic recessed balcony which will glow at night.
	DG-B9	Design structural bays and recessed storefronts on ground floor facades.	YES	The two large areas of storefront glazing (one on each street front) are recessed on the ground floor.
	DG-B10	Provide upper floor and secondary entrances and windows.	YES	This retail use (art gallery) occupies both ground and second floor of the building - glazing located along the interior stairway
	DG-B11	Operable windows and French doors are encouraged for restaurants.	N/A	
	DG-B12	Provide off-street courtyards.	N/A	The site is built out to maximize ground floor retail space and providing a courtyard is not practical.
	DG-B13	Façade Rehabilitation.	N/A	
	DG-B14	Railroad Corridor Special Guidelines.	N/A	
C. Residential Buildings Facades (D-R2, D-R3, and D-R Zoning Districts)	DG-C1-DG through DG-C7		This section does not apply to this project	
D. Block Special Guidelines (Including Sunsweet Site)	DG-D1 through DG-D7		This section does not apply to this project	Site for proposed building is located in Block 11
E. Roofs	DG-E1	Construct roofs that are compatible with the building's character.	YES	The roof is integral to the design of the building. The form of the roof is intended to transition from the scale of the adjacent one-story retail to the taller retail building across 2nd Street.
	DG-E2	Design a consistent roof design for the entirety of each building.	YES	The building provides a consistent roof design that gently modulates alongs it's length to create an appropriate scale.
	DG-E3	Construct gutters and downspouts that are compatible with the building's character.	YES	No visible gutters or downspouts are planned; however, emergency overflow scuppers may be located on the alley side.
	DG-E4	Minimize the public view of downspouts.	YES	No downspouts will be visible to the public.
	DG-E5	Screen rooftop mechanical equipment from public view.	YES	Roof form integrates mechanical screening for all rooftop equipement.
	DG-E6	Design appropriate roof overhangs.	YES	Storefront glazing is protected by being inset to create a soffit condition rather than a projecting overhang.
	DG-E7	Paint vent pipes to minimize public view.	YES	No pipes will be visible to public view.
F. Awnings and Marquees	DG-F1 through DG - F5		This section does not apply to this project	

MORGAN HILL DOWNTOWN SPECIFIC PLAN				
CHAPTER 5: DESIGN GUIDELINES COMPLIANCE MATRIX				
G. Balconies	DG-G1	Construct appropriate balconies	YES	One large "inset" balcony is provided as a special architectural focus on the corner, as well as a place for retail patrons to pause and look out over the downtown streetscape.
	DG-G2	Use compatible materials	YES	Balcony materials are the same as the primary architectural materials.
	DG-G3	Construct high quality balconies	YES	The balcony is carefully detailed to provide an engaging, architectural focus the will enhance this important retail corner.
H. Bay Windows	DG-H1 through DG-H2		This section does not apply to this project	Proposed project does not include bay windows.
I. Front Porches and Stoops	DG-I1	Construct appropriate front porches and stoops	N/A	
	DG-I2	Design compatible front porches and stoops	N/A	
J. Outdoor Open Space	DG-J1 through DG-J5		This section does not apply to this project	Although this project does not provide traditional outdoor open space, the necessity of raising the ground floor to stay out of the flood plain allowed the design to incorporate pedestrian-friendly amenities such as planters, steps, a ramp and integrated bench seating to create an active, pedestrian friendly zone on the corner of this prominent site.
K. Service Areas	DG-K1	Construct service areas away from public view.	YES	Service areas are accessed only from the alley, away from public view.
	DG-K2	Design compatible trash enclosures	YES	This project proposes to combine trash with other nearby retailers in a location near the project, but off-site.
L. Mechanical and Electrical Equipment	DG-L1	Construct service areas away from public view.	YES	All mechanical and electrical equipment on site will be contained within the building, or screened (in the case of any required rooftop equipment).
M. Landscaping	DG-M1	Provide landscaping in appropriate areas.	YES	Low growting planting is incorporated into foundation planters along the street sides to minimize the apparent effect of the change in floor elevation required to stay out of the floor plain. This landscaping will not obscure the retail character of the building, nor inhibit views through the storefront into the building.
	DG-M2	Provide a variety of vegetation.	YES	Plantes will contain an interesting variety of low-growing plants which will complement, rather than compete with, the retail use.
	DG-M3	Avoid over-spray from automatic irrigation systems.	YES	Although the planter irrigation has not yet been designed, it is intended to be a low water landscape irrigated with a drip irrigation system if possible.
	DG-M4	Provide at least 7 feet of vertical clearance between branches and sidewalk.	N/A	No trees are provided on the site; however, if any required streetscape trees in the public way will comply with this requirement.
	DG-M5	Construct an adequately sized planting area for all trees.	N/A	
	DG-M6	Replace mature significant trees removed from the site.	N/A	
	DG-M7	Maintain landscaped areas.	YES	Landscaped planters will be regularly maintained.
	DG-M8	Construct tree wells and grates fro trees near a pedestrian walkway or plaza.	N/A	
	DG-M9	Surface parking lot landscaping.	N/A	
	DG-M10	Plant appropriate trees near parking areas.	N/A	
	DG-M11	Construct public art in landscaped areas.	N/A	

MORGAN HILL DOWNTOWN SPECIFIC PLAN				
CHAPTER 5: DESIGN GUIDELINES COMPLIANCE MATRIX				
	DG-M12	Construct flowerpots and planter boxes.	YES	Planters are architecturally integrated into the base of the building.
	DG-M13	Design appropriate landscaping.	YES	Low growing planting will enhance, but not dominate the retail experience of pedestrians.
	DG-M14	Design developments to incorporate mature landscaping.	N/A	
	DG-M15	Construct service areas away from public view.	YES	Building service areas are accessed from the alley.
N. Fences, Walls, and Gates	DG-N1 through DG-N3		This section does not apply to this project	
O. Site Lighting	DG-O1	Provide lighting in appropriate areas.	YES	Soffit lighting is designed to softly illuminate entries, storefront areas and the corner balcony. Low-voltage accent lighting is provided in streetside archtiectural elements.
	DG-O2	Design lighting to illuminate only the intended areas.	YES	Only focused lighting is provided, there are no wall packs or wide beam spread lighting proposed.
	DG-O3	Avoid light and dark pockets.	YES	All recessed are gently lighted to avoid any dark pockets.
	DG-O4	Avoid over-lighting buildings and sites.	YES	Only focused lighting and subtle accent lights are proposed.
	DG-O5	Provide storefront window lighting.		Hidden source interior lighting will wash down the storefront areas to create a "sparkle" typical to effective retail lighting.
P. Plazas, Walkways, and Courtyards	DG-P1 through DG-P8		This section does not apply to this project	
Q. Outdoor Dining in the Public Right-of-Way	DG-Q1 through DG-Q7		This section does not apply to this project	
R. Streetscape Furniture and Amenities	DG-R1	Construct amenities and furniture to minimize interference with pedestrians.	YES	Built-in streetscape seating is architecturally integrated into the base of the building, clear of the retail pedestrian path.
	DG-R2	Construct appropriate streetlights and other amenities.	YES	Applicant will work with City staff to incorporate appropriate streetscape lighting. Currently, ground recessed accent lights are proposed to highlight this important corner retail site, subject to City staff's approval and conditions.
	DG-R3	Design safe and attractive bulbouts and pedestrian crossings.	YES	Applicant will work with City staff on any improvements that may be required in the public right-of-way.
	DG-R4	Provide frequent amenities along streets.	YES	Although the site is small, the architectural base, or plinth, of the building offers built-in street furniture for pedestrians.

1 - EAST VIEW



#1 CHARACTER OF DOWNTOWN //

BUILDING BREAKS & FACADE ARTICULATION OCCUR AT BUILDING ENTRIES & BALCONY.

#2 ARCHITECTURAL STYLE //

SIMILAR CHARACTERS WITH SURROUNDING CONTEXT:

- LARGE GROUND FLOOR
- DISPLAY WINDOWS
- DEEP-SET BALCONY
- NATURAL WOOD CLADDING & SCREENING.

#3 VISUALLY COMPATIBLE //

ROOF PROFILE SLOPES TO SURROUNDING CONTEXT:

- RETAIL (MONTEREY RD.)
- RESIDENTIAL (2ND ST.)

#4 VISUAL CONTINUITY //

PEDESTRIAN LEVEL

- LARGE DISPLAY WINDOWS FOR PRODUCTS
- PUBLIC SEATING
- INTEGRATED STREET LIGHTING
- LANDSCAPE ELEMENTS INTEGRATED WITH THE ARCHITECTURE

#5 UNIQUELY DESIGNED //

MORGAN HILL'S FLAGSHIP FOR ART

- FORM FOLLOWS FUNCTION OF PROGRAM & SURROUNDING CONTEXT
- USE OF NATURAL TACTILE MATERIALS RELATE TO SITE & APPLIED TO FORM
- GROUND FLOOR INVITES PEDESTRIANS TO ENGAGE WITH STRUCTURE WHILE MEETING FLOOD PLAN REQUIREMENTS.

#6 SIGNAGE //

- RECESSED LIGHTING
- CARVED NAME/ADDRESS IN CONCRETE
- PEDESTRIAN LEVEL
- ONE LETTER FONT

#7 MATERIALS //

EXTERIOR & INTERIOR SIDING

- SHOU SUGI BAN : TECHNIQUE THAT PRESERVES WOOD
- BLACKING OF WOOD REVEALS CLEAN, DISTINCT LINES AND AN INHERENT TEXTURAL BEAUTY
- NATURAL OILS FOR FINISH

#8 SAFETY & AESTHETICS //

- INTEGRATED SURFACE STREET LIGHTING FOR SAFETY.
- INTEGRATED SEATING & PLANTERS WITHIN PLYNTH FOR PUBLIC USE.



2 - NORTH VIEW



3 - WEST VIEW

1 - EAST VIEW



- A11 SIMILAR FINISHES AND COLORS //
- A13 MUTED AND SOFT COLORS //
- A14 NUMBER OF COLORS ON FACADE //

2 NATURAL MATERIALS EXPRESSING NATURAL COLORS

- WOOD & CONCRETE

- A15 WINDOW OPENINGS //
- A16 WINDOW SHAPES //

TALL BASIC & SIMPLE WINDOWS AT GROUND LEVEL REFLECT DOWNTOWN CHARACTERISTICS

- G3 HIGH QUALITY BALCONY //
- G2 MATERIALS FOR BALCONY //

- BALCONY RECESSED WITH A CONTRASTING WOOD (SHOU SUGI BAN) FINISH
- GLASS RAILING PANELS WITH WOOD SCREENING

- A4 ALL SIDES COMPLEMENT //
- A7 NUMBER OF MATERIALS //
- A8 APPROPRIATE MATERIALS //

CONSISTENT WITH LOCAL VERNACULAR ARCHITECTURE

- WOOD (SHOU SUGI BAN) - LOW MAINTENANCE AND NATURAL
- LARGE GLASS DOORS & WINDOWS

- E2 CONSISTENT ROOF DESIGN //
- E1 CONSTRUCT ROOF //

ROOF FORM & MATERIALS ARE COMPATIBLE WITH STYLE

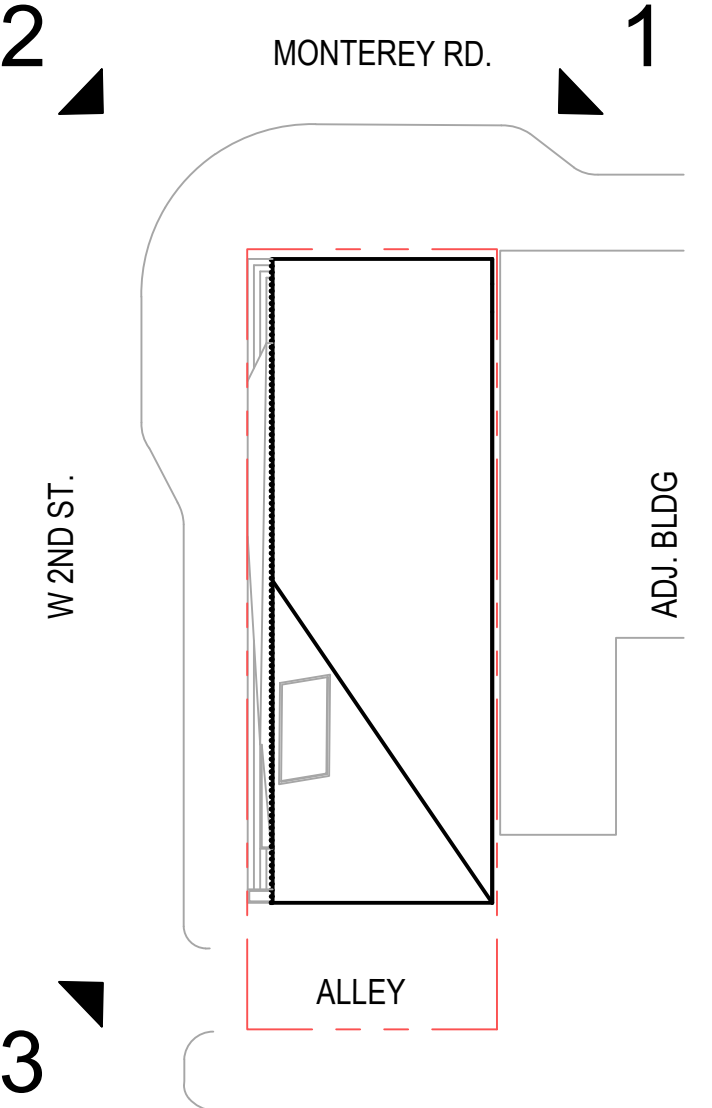
- DARK GALVANIZED METAL MATCH COLOR OF EXTERIOR CLADDING

- * ARTICULATED FACADE //

- A DEFINED ROOF LINE ADDRESSES SCALE OF SURROUNDING CONTEXT
- A DEFINED BASE ADDRESSES BUILDING ENTRY & PUBLIC USE
- LARGE RECESSED STOREFRONT DEPTH DEFINES ENTRIES & PUBLIC SPACES
- VERTICAL SIDING CAST SHADOW PATTERNS
- GLAZING DEFINE IMPORTANT AREAS OF PROGRAM

- R4 FREQUENT AMENITIES //
- R2 CONSTRUCT STREETLIGHTS //
- R1 MINIMIZE FURNITURE W/PEDESTRIANS //

- SEATING IS PART OF THE ARCHITECTURE AS WELL AS THE LIGHTING
- PROPOSED TRASH / RECYCLE RECEPTACLES TO BE PROVIDED ON EVERY BLOCK AT INTERVALS NO GREATER THAN 200 FT.



- A1 SURFACES & OPENINGS //

- NATURAL TACTILE SIDING WRAPS BUILDING.
- WOOD BATTENS CREATE A PLAY ON SHADOWS THROUGHOUT THE DAY
- LARGE OPENINGS EXPOSE TYPE IV - TIMBER CONSTRUCTION

- A2 FLOOR DISTINCTIONS //

- LARGE WINDOWS EXPOSE FLOOR LEVELS AND PROGRAM AT EACH LEVEL

- A3 STAIRWAYS //

- ENCASED WITHIN BUILDING ENVELOPE FOR A CLEAN MODERN EXTERIOR.

- P3 LIGHTING IN AREAS //

- P2 ACTIVE GROUND FLOOR SURFACES //
- P1 ORNAMENTAL SURFACES //

- A10 CHANGE IN MATERIALS //

- CONCRETE PLINTH DEFINES PLANTERS, STAIRS, RAMP AND OUTDOOR SEATING
- WOOD SIDING DEFINES GALLERY

- L1 SERVICE AREAS AWAY FROM VIEW //

- E4 MINIMIZE VIEW OF DOWNSPOUTS //
- E5 SCREEN ROOFTOP MECH. EQUIP. //

- PARAPETS TO CONCEAL ROOFTOP EQUIPMENT.
- WATER DRAINAGE IS WITHIN THE FACADE & TOWARDS THE ALLEY

- M PROVIDED LANDSCAPE //

- VARIETY OF VEGETATION
- IRRIGATIONS SYSTEMS WITHIN PLANTERS
- ALL ADEQUATELY SIZED PROPOSED TREES WILL BE ACCOMPANIED WITH WELLS & GATES

- O SITE LIGHTING //

- SIDEWALK, SIGNAGE, PLANTERS, STAIRS, STOREFRONT & ENTRIES



2 - NORTH VIEW



3 - WEST VIEW